037.0	0002	0016.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	823,600	/	823,600
USE VALUE:	823,600	/	823,600
ASSESSED:	823,600	/	823,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37	-39	DECATUR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAMPSON RACHEL E TRUSTEE
Owner 2:	GUERRA-SAMPSON ARLINGTON TRU
Owner 3:	
Street 1:	5 VISCO ROAD
Street 2:	
Twn/City:	BURLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	01803 Type:

PREVIOUS OWNER

Owner 1:	SAMPSON MARILYN/TRUSTEE -
Owner 2:	S & J GUERRA REAL ESTATE TR -
Street 1:	39 DECATUR ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,320 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Aluminum Exterior and 2288 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6320.000	431,100	2,400	390,100	823,600
Total Card	0.145	431,100	2,400	390,100	823,600
Total Parcel	0.145	431,100	2,400	390,100	823,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.97 | /Parcel: 359.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	25190
GIS Ref	
GIS Ref	
Insp Date	06/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 037.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	431,200	2400	6,320.	390,100	823,700	823,700	Year End Roll	12/18/2019
2019	104	FV	335,000	2400	6,320.	353,600	691,000	691,000	Year End Roll	1/3/2019
2018	104	FV	335,000	2400	6,320.	335,300	672,700	672,700	Year End Roll	12/20/2017
2017	104	FV	314,000	2400	6,320.	292,600	609,000	609,000	Year End Roll	1/3/2017
2016	104	FV	314,000	2400	6,320.	249,900	566,300	566,300	Year End	1/4/2016
2015	104	FV	279,500	2400	6,320.	231,600	513,500	513,500	Year End Roll	12/11/2014
2014	104	FV	279,500	2400	6,320.	192,000	473,900	473,900	Year End Roll	12/16/2013
2013	104	FV	290,900	2400	6,320.	182,900	476,200	476,200		12/13/2012

!3082!

PRINT

Date	Time
12/10/20	18:23:54

LAST REV

Date	Time
05/14/19	14:29:57

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3082

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAMPSON MARILYN	56121-1		12/21/2010	Convenience	10	No	No		
	21272-159		7/1/1991		1	No	No		F

USER DEFINED

Prior Id # 1:	25190
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2018	MEAS&NOTICE	CC	Chris C
4/7/2009	Meas/Inspect	189	PATRIOT
11/9/2000	Hearing N/C		
3/21/2000	Inspected	264	PATRIOT
2/25/2000	Measured	263	PATRIOT
8/20/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6320		Sq. Ft.	Site		0	64.	0.96	3									390,145						390,100	

Total AC/HA: 0.14509 | Total SF/SM: 6320 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 390,145 | Spl Credit | Total: 390,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10891604
Const Adj.:	0.98500049
Adj $ / SQ:	185.688
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	624760
Depreciation:	193675
Depreciated Total:	431084

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

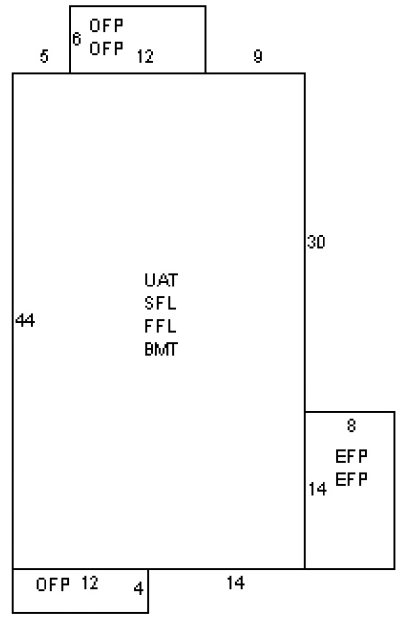
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	1
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	185.69
Special Features:	0	Val/Su Net:	104.28
Final Total:	431100	Val/Su SzAd	188.42

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	55.710	63,728
FFL	First Floor	1,144	185.690	212,427
SFL	Second Floor	1,144	185.690	212,427
UAT	Upper Attic	286	74.280	21,243
EFP	Enclos Porch	224	38.790	8,689
OFP	Open Porch	192	24.720	4,746

Net Sketched Area:	4,134			Total:	523,260
Size Ad	2288	Gross Are	4992	FinArea	2288

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 037.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
6	Carport	D	Y	1	19X19	A	AV	1950	10.96	T	40	104			2,400			2,400

More:	N	Total Yard Items:	2,400	Total Special Featues:		Total:	2,400